168.0	0007	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,029,100	/	1,029,100
USE VALUE:	1,029,100	/	1,029,100
ASSESSED:	1,029,100	/	1,029,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHALEN JOHN &
Owner 2:	VENTRESCA CHRISTINA
Owner 3:	
Street 1:	255 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	296 FULTON STREET
Twn/City:	MEDFORD
St/Prov:	MA Cntry
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains .305 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Clapboard Exterior and 1464 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13307.000	454,700	1,000	573,400	1,029,100
Total Card	0.305	454,700	1,000	573,400	1,029,100
Total Parcel	0.305	454,700	1,000	573,400	1,029,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 702.94 | /Parcel: 702.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111569
GIS Ref	
GIS Ref	
Insp Date	08/04/18

!13027!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,700	1000	13,307.	573,400	1,029,100		Year end	12/23/2021
2021	101	FV	441,800	1000	13,307.	573,400	1,016,200		Year End Roll	12/10/2020
2020	101	FV	441,700	1000	13,307.	573,400	1,016,100	1,016,100	Year End Roll	12/18/2019
2019	101	FV	327,900	1000	13,307.	573,400	902,300	902,300	Year End Roll	1/3/2019
2018	101	FV	318,000	0	13,307.	483,300	801,300	801,300	Year End Roll	12/20/2017
2017	101	FV	318,000	0	13,307.	442,400	760,400	760,400	Year End Roll	1/3/2017
2016	101	FV	318,000	0	13,307.	376,800	694,800	694,800	Year End	1/4/2016
2015	101	FV	310,600	0	13,307.	327,700	638,300	638,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:00:55

LAST REV

Date	Time
06/08/21	12:50:40
jorourke	

TAX DISTRICT | PAT ACCT. 13027

USER DEFINED

Prior Id # 1:	111569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	63135-436		12/31/2013		705,000	No	No		
CLARK STANLEY W	62460-497		8/15/2013	Change>Sale	455,000	No	No		
	7173-130		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2017	332	Insulate	2,379	C				
10/9/2013	1501	Demo gar	4,000	O				
9/18/2013	1397	Heat App	10,000	C				
8/23/2013	1282	Redo Kit	70,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	Measured	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/24/2014	Info Fm Prmt	EMK	Ellen K
10/14/2008	Meas/Inspect	163	PATRIOT
2/1/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13307		Sq. Ft.	Site		0	70.	0.62	7									573,444						573,400	

Total AC/HA:	0.30549	Total SF/SM:	13307	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	573,444	Spl Credit		Total: 573,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	105514
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509762
Depreciation:	55054
Depreciated Total:	454708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

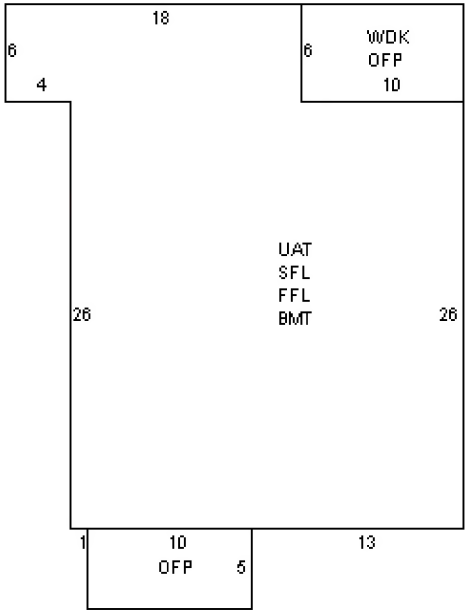
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	214.41
Special Features:	0	Val/Su Net:	178.38
Final Total:	454700	Val/Su SzAd	310.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	732	53.160	38,914
FFL	First Floor	732	177.200	129,712
SFL	Second Floor	732	177.200	129,712
UAT	Upper Attic	183	70.880	12,971
OFP	Open Porch	110	31.810	3,499
WDK	Deck	60	16.160	969

Net Sketched Area:	2,549			Total:	315,777
Size Ad	1464	Gross Area	3098	FinArea	1464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	18X18	A	AV	2016	3.41	T	5	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000